

# \$429,900 - 1209, 211 Aspen Stone Boulevard Sw, Calgary

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MLS® #A2220463

**\$429,900**

2 Bedroom, 3.00 Bathroom, 1,197 sqft  
Residential on 0.00 Acres

Aspen Woods, Calgary, Alberta

Discover vibrant living in this charming 2-storey condo situated in the desirable Aspen Woods area on Calgary's West Side. Perfectly designed for small families, this 1,200 sq ft home offers a delightful blend of community and convenience. This 2-bedroom, 2.5-bathroom retreat boasts 9-ft ceilings, which enhance the bright and open ambiance of the main floor. The chef's kitchen is equipped with recently upgraded quartz countertops and stainless steel appliances, seamlessly flowing into a spacious dining and living area. Step out onto the balcony facing the an aspen grove providing lots of privacy and tranquility. A flex room that can utilized as storage or mini work space and in-suite laundry facilities add to the convenience of this charming home. Upstairs, the primary suite serves as a serene retreat, featuring a walk-in closet and a bright en-suite bathroom with quartz countertops. The second cozy bedroom, located just steps from a full bath also featuring quartz countertops, is perfect for children or guests. This home is ideally located just steps away from three top-rated schools, a Montessori school, a piano studio, Mercato, and the West LRT. With easy access to Stoney Trail, you can enjoy quick getaways to the mountains or convenient commutes to downtown. The property includes TWO titled secured underground parking spots, ensuring ample space for your vehicles. Embrace the lifestyle



offered by Calgary's vibrant West Side community"book your viewing today! Tenant occupied, tenant's right, 24 hours notice showing only on Wed, Fri 4-7pm, Sat 2-8pm, lease will expire on June 30, 25.

Built in 2008

Essential Information

MLS® #	A2220463
Price	\$429,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,197
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	1209, 211 Aspen Stone Boulevard Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0K1

Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Storage
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	37
Zoning	DC

## Listing Details

Listing Office	Realty Link Management.Services Ltd.
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